WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1254260 DEEDWARR
03/31/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20250331-0024278

File #25-TC-0135-COMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Stephen James Wancea	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	
166 Britishwood Drive	**2160 Superior Avenue**	**149-05-0A-135-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Cleveland, OH 44114**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUDREY TURNER, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEPHEN JAMES WANCEA, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 135, on the Plan of Second Revision to Phase Five, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 560, and established under the Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, Page 248, amended in Book 8672, Page 17, and re-recorded in Book 8856, Page 867, and Annexation for Master Deed of record in Book 8684, Page 880, and corrected in Book 8870, Page 546, corrected in the Second Corrected and Amended of Master Deed of record in Book 9020, Page 155, and further corrected in Instrument No. 20120720-0063972, and further amended in Second Amendment to the Master Deed and Declaration of Covenants, Conditions and Restrictions for Pepper Ridge Condominiums of record in Instrument No. 20140307-0019460, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Audrey Turner, a Single Woman, by Warranty Deed from David Parks as Conservator for Mary W. Parks, of record in Instrument No. 20190906-0090356, in the Register's Office of Davidson County, Tennessee, dated August 30, 2019, and recorded on September 06, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision to Phase Five, Pepper Ridge Condominiums, as recorded in Plat Book 7900, Page(s) 560, revising the Plat Book 8250, Page 122 and Plat Book 8250, Page 162.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Pepper Ridge Condominiums, Phase V of record in Book 7466, Page 248, as amended in Book 8672, Page 17; Book 8856, Page 867; Book 8684, Page 880; Book 8870, Page 546; Book 9020, Page 155; Instrument No. 20120720-0063972; Instrument No. 20050609-0066220; Instrument No. 20140307-0019460; Instrument No. 20140915-0084012, and Instrument No. 20220128-0010276; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7505, Page 804.
* Deed of Conveyance recorded in Book 7061, Page 168.
* Charter for Pepper Ridge Condominiums Homeowners' Association, recorded as Book 7277, Page 477; Book 7386, Page 160; and Book 7497, Page 462.
* Bylaws for Pepper Ridge Homeowners' Association recorded as Book 11634, Page 91.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 135 Pepper Ridge Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st day of March, 2025.

Audrey Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2025, before me personally appeared Audrey Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 31 day of March, 2025.

Affiant Signature
Date 3/31/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027